



Planning Board

100 PECK STREET
SEEKONK, MASSACHUSETTS 02771
1-508-336-2960

To: The Planning Board
From: John P. Hansen Jr., AICP, Town Planner
Date: January 4, 2010

SITE PLAN REVIEW

145-201 Highland Ave (Seekonk Crossing-Staples Plaza) – Plat 8, Lot(s) 141

Summary: The applicant has submitted a request for Site Plan Review.

Findings of Fact:

Existing Conditions

- Commercial plaza containing several -big-box stores including Staples, Big Lots, Sports Authority and former Circuit City.

Proposal:

- Add ±12,000 sf to former Circuit City building, reconfigure parking lot, and add landscaping and drainage structures. Move Staples and Big Lots to former Circuit City and replace with a BJ's Wholesale Club.
- **Section 10.6.1**-1070 parking spaces are proposed (900 maximum allowed); **10.6.2**-Deep-sump catch basins proposed; **10.6.3**-A 0 landscaped buffer around site exists in some areas (10 required); More than 10 parking spaces proposed in each row between landscaped islands; 15% shading of parking areas proposed (30% required); **10.6.4**-No Photometric Plan submitted as of yet (2.0 footcandle minimum for all parking spaces); **10.6.5**-No drive-thru facility proposed; **10.6.6**-Architectural designs submitted, which complement existing buildings in the vicinity; **10.6.7**- LID techniques or LEED standards for site are proposed including water efficient landscaping, light pollution, heat island effect, water use and stormwater run-off reduction.

Waivers Required:

- Exceeding of parking space maximum, lack of landscaping buffer, exceeding number of spaces in each row, and lack of shade requirement

Recommendation:

This project contains a pre-existing non-conforming site due to the amount of parking and landscaping that exists. It was developed prior to our current Site Plan Review regulations however attempts have been made to bring the site closer to conformance. In addition, the reviews by our consultants indicate further measures that can be implemented to bring the site even closer to compliance with our regulations. Also, LID/LEED standards have been proposed, therefore justifying the waiver of standards within the Site Plan Review regulations.

At this time I would recommend that the Board require the applicant to address the concerns of the consultants, as outlined in each of the reviews for the site plan and traffic (attached). Once those are addressed, I would recommend to the Board that in lieu of planting the required trees (77) to meet the shade requirement, the applicant be required to donate \$15,000 (77 trees x \pm \$200) to a special account for the sole use of the Tree Warden for future planting needs. Also, the Fire Chief has indicated to the applicant that opticon units shall be installed at the stop lights near the plaza (Progress St/Highland Avenue and Fall River Avenue/Highland Avenue). Said units would allow the Fire Department to control stop lights allowing quicker fire access to the site and should be required as part of the decision. Finally, the comments from the Seekonk Water District should also be made part of the decision (attached).